

**Town of Kinderhook
Planning Board Meeting
3211 Church Street
Valatie, NY 12184
June 20, 2013**

Approved

Minutes

The Meeting of the Town of Kinderhook Planning Board was held on Thursday, June 20, 2013 beginning at 7:01pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andy Howard, Attorney
Patrick Prendergast, Engineer
Guy Rivenburgh
William Butcher
Chris Simonsen
Daniel Weiller
Peter Haemmerlein
Dale Berlin
Jake Samascott
Nataly Dee, Secretary

Excused:

Cheryl Gilbert

Absent:

None

B. Correspondence

1. Review of Minutes:

May 9, 2013 – Workshop
May 16, 2013 - Meeting
June 13, 2013 - Workshop

Approval of the above listed draft minutes will be tabled until next month.

C. Public Hearings

None

D. Old Business

1. Laguesse – Site Plan Review – 3340 US Route 9

Before alerting the Code Enforcement Officer a letter will be sent to the applicant requesting that he appear before the Board for an update on his application.

2. Henry Kazer: Major Subdivision on County Route 28 and Orinsekwa Road

Mr. VanAlstyne was present to review the project. He gave a brief description of the proposal. No significant progress has occurred since the workshop last week. He will have more to report next month.

3. Club Life: Sports Zone: US Route 9

Mr. VanAlstyne was present to review the project. Revised plans were distributed and reviewed. There have been some revisions to the plans submitted at the workshop. Mr. VanAlstyne reviewed the project and the proposed uses. Line type in the parking lot was changed; heavier lines were used to indicate additional parking spaces which are not currently striped. There is a chance that the whole lot may be re-

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paved before it is striped. The light lines represent what was previously approved for the current uses. 88 parking spots are proposed based on regulations of the code.

Lighting at the entrance to the property was addressed. There is wiring out to the road to illuminate the intersection. Specific specs are not shown now, but will be in the future. Mr. VanAlstyne indicated that a “right hand turn only” sign should be installed and perhaps a stop sign and white line. An inquiry with DOT regulations will be made. No additional lighting is proposed for the parking lot.

Landscaping of the lot was addressed. The Code stipulates that 8% of the volume of the parking area requires landscaping, approximately 1,000’. Mr. VanAlstyne noted that there are crimson maples are already there and more will be added. The north side will be cleaned up to the line of the pines and a low growing groundcover will be installed. With the exception of Field of Flowers, the islands are not currently landscaped, but they could be so as to match.

Signage was addressed. Mr. VanAlstyne consulted with Mr. Kirsch of the Building Department regarding regulations about signage. The location of the existing sign will be labeled on the plans. Additions to the signage will also be noted. Improvements to the front/facade of the building were reviewed. An overhead door will be replaced with two 36” side by side doors. An awning, typical of what already exists on the site is also proposed. Steel walls and drop ceilings are proposed for the interior to create bathrooms and additional spaces. The bulk of the space will remain open area.

Mr. Prendergast inquired about the status of the septic system. Mr. VanAlstyne reported that he was told that they are all DEC approved. A block had been discovered. A new 2,000 gallon tank and new system was installed in addition to another 1,800 gallon tank. The water has been monitored; average use is 1,000 gallons a day. It was requested that the locations be indicated on the plans. It was unknown if a SPEDES permit was in place.

Mr. VanAlstyne inquired if it would be possible to place dumpster on the lot to the rear. He noted that it is a separate parcel, same ownership. It is not paved, but it is open. The applicant is merely inquiring about the possibility.

In addition to the items mentioned above, it was requested that the applicant add building dimensions and area to the plans. Setbacks should also be shown.

A motion that Club Life: Health and Fitness requires no change of use or site plan review was made by Mr. Samascott. Motion seconded by Mr. Rivenburgh. All in favor. Motion carried. The Building Department will be notified.

4. Russell Beck: Change of Use. Old Toyota of Kinderhook on Route 9H

No one was in attendance to represent this application.

E. New Business

1. Mr. VanAlstyne introduced a new project regarding the former Kinderhook Bank located in the Grand Union/Ocean State parking lot. The owner would like to build an addition to the building which is rented as office space. The property owner of record is David Raihofer. The lot coverage was questioned. It was stated that it the current building is 20%, with a maximum of 50%. There is a 50’ setback. The project still needs to go before the Building Department. The area is zoned B1. There are currently 10 parking spots designated for the location. The existing driveway may or may not be eliminated.

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards: Liaison excused.

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2. Town Board:

3. Comprehensive Plan Review Committee: Project is still at County Planning for review.

4. NYSEG Project: Public Hearing was held on Friday June 14. It was reported that it was well attended, and many residents spoke. It was noted that Mr. Gutterman, attorney for the Town of Ghent, expressed annoyance for cutting the Town out of project. The event made the local news. It is an ongoing project.

H. Other

1. Public Comment

A revised plan for James Egnasher' lot line adjustment was submitted, corrections having been made to the spelling of the applicant's name. No other changes were made. The plans will be stamped by the Chairwoman after review.

A Motion to adjourn the meeting was made by Mr. Haemmerlein. Motion seconded by Mr. Berlin. All in favor; Motion carried. Meeting adjourned at 7:50pm.

Respectfully submitted,

Nataly Dee, Secretary